

**SITE PLAN COMMITTEE**  
**AUGUST 26, 2003**

**1. ROLL CALL**

The meeting was called to order at 4:04 p.m. Committee members present were Chair James Aucamp, Jr., Vice-Chair Jeff Evans, Julie Aitken, Robert Breslau and Sam Engel, Jr. Also present were Planning Supervisor Marcie Nolan and Secretary Janet Gale recording the meeting.

**2. SITE PLANS**

**2.1 SP 5-2-03, Blackhawk Ranches, 4450 SW 112 Avenue (A-1) (tabled from August 12, 2003)**

Chair Aucamp advised that this item was requested to be tabled by staff to September 9, 2003. Mr. Engel so moved, seconded by Ms. Aitken. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**2.2 SP 3-1-03, Country Western Store, 7500 and 7550 Griffin Road (B-2, Commercial Business District)**

Robert Stiegele, Victor Yue and Carlos Ballbe, representing the petitioner, were present. Ms. Nolan read the planning report which concluded with four recommendations made by staff.

Mr. Engel questioned the parking calculations for the office buildings. Ms. Nolan explained that it was within the purview considering shared parking.

Vice-Chair Evans asked about the flex-reserve units. Ms. Nolan clarified why it had been allowed in this case.

Ms. Aitken questioned what was the intent of the Griffin Road Corridor. Ms. Nolan provided historical information and simplified that the intent was to create a street presence; provide for mixed uses; have buildings facing the street; have limited access off local roads; and that the buildings should be two- or three-story heights, depending on the locations.

Mr. Stiegele advised that he had met with neighboring homeowners to find out what issues they had with this project. He believed that there had been four legitimate concerns which were privacy, security, traffic and resale values. Using renderings and site plans, Mr. Stiegele demonstrated what had been done to address those issues and achieve resolutions.

Mr. Engel noted that for the townhouses, sliding-glass doors were planned for the entry. Mr. Yue stated that the plans had been revised to provide swinging doors. Mr. Engel pointed out details on the renderings that had not matched the plans and went over the differences, with Vice-Chair Evans concurring. These issues were taken under advisement by the developer.

Vice-Chair Evans critiqued the commercial buildings which he believed should follow the overall theme of the Code and be more of the Key West vernacular rather than contemporary as presented. He also took issue with the cross-parking which he believed was meager for the office building. Mr. Yue contended that the townhouse guest parking located to the west of the building could be added in the calculations. Also discussed were the positive and negative architectural details and a way to achieve a better blend from the commercial buildings to the townhouses.

Mr. Breslau pointed out concerns he had with the parking layout and dumpster locations as well as potential dangers within the traffic flow and parking configurations. He provided

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proposals to eliminate or at least minimize those problems. Mr. Breslau concurred with Ms. Aitken's assessment of the canopies for the walkways.

In a lengthy discussion, Chair Aucamp reviewed and made recommendations regarding the landscaping. His concerns were that more foliage was needed in the buffer area at the southeast corner of the project in order to provide ample screening for existing neighbors; and the choice of trees to be placed in front of the office buildings. Chair Aucamp offered assistance with the recommendations that were made.

Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the applicant revising the townhouse plans to match the elevations as presented and to come back before this Committee before permits; that the dumpster be moved from the parking area to somewhere near the office building; to redesign the west parking to allow only one access point into that parking area (the southern most driveway); change the color of the hardy board on the office building to a darker color; on the office building, stagger the flat front canopy to allow for the palms and planters as shown; put in a crosswalk hatching from the west parking to the office building, across the entrance; evaluate the landscape berm plantings on the south property line; and evaluate the Royal Palms in the front of the commercial building. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - yes. **(Motion carried 5-0)**

*Master Site Plan*

2.3 MSP 11-1-01, Charleston Oaks, southwest corner of SW 26 Street and SW 142 Avenue (A-1)

Bill Laystrom, Brenda Yates and Carlos Ballbe, representing the petitioner, were present. Ms. Nolan read the planning report.

Using graphic aids, Ms. Yates provided a presentation and clarified the intent of the project. She pointed out the recreational trails, buffers, and access points. Ms. Yates indicated that she concurred with staff's recommendations and reported on their progress.

Ms. Aitken noted that since this was in the heart of "equestrian Davie," she would appreciate their marketing to include offering barns and tack rooms to match the homes. Ms. Yates took the suggestion under advisement.

In the lengthy discussion which ensued, topics of concern which were addressed were the 26th Street access and making it only for emergency vehicles; which lots could accommodate barns; and that the houses were to be modeled after the Grove Creek development.

Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve based on the applicant offering optional marketing material for barns; reconfigure or customize a plan in order for Lot 34 to work; add the gazebo to the site plan and the architectural plan; make the entrance on 26th Street a non-vehicular emergency access and a pedestrian/equestrian access point (which would entail linking sidewalks); and reference that the plans being used for this development are from Grove Creek. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - yes. **(Motion carried 5-0)**

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**3. OLD BUSINESS**

There was no old business discussed.

**4. NEW BUSINESS**

There was no new business discussed.

**5. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**6. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 6:10 p.m.

Date Approved: \_\_\_\_\_

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Chair/Committee Member